

Flagstaff Housing Profile

Total Population

	<i>1990</i>	<i>2000</i>	<i>% of county total in 2000</i>	<i>1990 – 2000 % Growth</i>
Flagstaff	45,857	52,894	45.5%	15.3%
Coconino County	96,591	116,320	-	20.4%

Median Household Income

	<i>1990</i>	<i>2000</i>
Flagstaff	\$28,382	\$37,146
Coconino County	\$26,112	\$38,256
Arizona	\$27,540	\$39,067

Racial Composition

<i>Race</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
White	36,519	41,214	77.9%
African American	1,135	927	1.8%
Native American	4,210	5,284	10.0%
Asian	657	660	1.2%
Other	3,336	4,809	9.1%
Hispanic	6,972	8,500	16.1%

Household Characteristics

	<i>1990</i>	<i>2000</i>
Total Households	14,417	19,306
Homeownership Rate	49.9%	48.2%
Average Household Size	2.75	2.59

Age Distribution

<i>Age Group</i>	<i>1990</i>	<i>2000</i>	<i>% of total population 2000</i>
Under 20	15,275	15,317	29.0%
20 – 54 yrs	26,612	31,548	59.6%
55 & Over	3,970	6,029	11.4%

Median Age	24.5	26.8
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Housing Inventory by Unit Type

<i>Unit Type</i>	<i>1990</i>	<i>2000</i>	<i>% of all units in 2000</i>	<i>1990 – 2000 % Growth</i>
Single Family	7,915	9,888	46.1%	24.9%
Townhouse / Condo	1,346	1,720	8.0%	27.8%
Multi-family Units	5,268	8,092	37.8%	53.6%
Manufactured Home	1,665	1,702	7.9%	2.2%
Other Units	119	28	0.1%	-76.5%
Total Units	16,313	21,430	-	31.37%

Median Multi-Family Rent in 2000

	Complexes Built Before 1995	Complexes Built After 1995
Median Rent	\$678	\$685
# of Units Surveyed	2,137	1,307

Single Family Home Sales Activity

	<i>NEW</i>		<i>RESALE</i>		<i>TOTAL</i>	
<i>Year</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>	<i># of Sales</i>	<i>Median Sales Price</i>
1996	134	\$158,800	636	\$140,333	770	\$145,900
1997	86	\$170,000	554	\$145,857	640	\$150,385
1998	103	\$164,500	572	\$150,091	675	\$155,025
1999	85	\$181,500	714	\$149,571	799	\$153,900
2000	11	\$194,500	762	\$165,071	773	\$165,321

Assisted Housing Units Produced between 1996 - 2000

Flagstaff	160
Coconino County	160

Housing Affordability Gap

	Flagstaff	Coconino County
Total Gap	4,010	5,595
Gap as a % of Total households	20.8%	15.3%
% of Median household Income where total gap occurs	54%	